

Community Development Commission

September 20, 2005

TO: Each Supervisor

FROM: *for* Carlos Jackson *Bobbi A. Glavin*
Executive Director

SUBJECT: INFILL SITES PROGRAM

On August 4, 2004, the Board of Housing Commissioners and the Board of Community Development Commissioners authorized the Infill Sites Program. The Program was implemented in September, 2004.

The rehabilitation of existing deteriorated housing, as well as the development of vacant or under-utilized properties in developed areas is known as "infill housing". Infill housing contributes significantly to the preservation of neighborhoods and makes use of in-place infrastructure.

Following approval of the affected Supervisorial District, the Program can provide loans of up to \$500,000 per development. HOME Investment Partnership, Community Development Block Grant or City of Industry Funds can be used singularly or in combination, depending on funds availability and location of the development.

To date, two development agreements have been executed and construction work is underway. One agreement provides for the rehabilitation and sale of a Commission-owned single-family house in the unincorporated Lennox area. The other agreement provides for the development and sale of a single-family house on a site originally owned by the Commission, sold to the California Community Foundation, and to be leased to an income-qualified buyer in the unincorporated Florence/Firestone area.

In addition, negotiations are nearing completion for the development of manufactured for-sale housing on three Commission-owned sites in the unincorporated Willowbrook area. Each house will be sold to an income-qualified buyer. The agreement is anticipated to be executed in October of this year. Execution of the agreement will result in a total of 5 sites benefiting from the Program to date.

If you have questions or concerns, you may contact Taufiq K. "Syed" Rushdy, Director of Housing Development and Preservation at 323-890-7230, or I can be reached at 323-890-7400.

CJ:CBB:ms

c: Nicole Englund, Deputy 1st District
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